

103.0

Map

0001

Block

0001.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,269,800 /

USE VALUE: 1,269,800 /

ASSESSed: 1,269,800 /

Total Card /

Total Parcel

1,269,800

1,269,800

1,269,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
74		HUTCHINSON RD, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: MARTINI KATHERINE A

Owner 2:

Owner 3:

Street 1: 74 HUTCHINSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13410.000	550,300		719,500	1,269,800
Total Card	0.308	550,300		719,500	1,269,800
Total Parcel	0.308	550,300		719,500	1,269,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		349.77	/Parcel: 349.77

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	550,300	0	13,410.	719,500	1,269,800		Year end	12/23/2021
2021	101	FV	533,000	0	13,410.	719,500	1,252,500		Year End Roll	12/10/2020
2020	101	FV	533,000	0	13,410.	719,500	1,252,500	1,252,500	Year End Roll	12/18/2019
2019	101	FV	403,300	0	13,410.	719,500	1,122,800	1,122,800	Year End Roll	1/3/2019
2018	101	FV	403,300	0	13,410.	616,700	1,020,000	1,020,000	Year End Roll	12/20/2017
2017	101	FV	403,300	0	13,410.	575,600	978,900	978,900	Year End Roll	1/3/2017
2016	101	FV	403,300	0	13,410.	493,400	896,700	896,700	Year End	1/4/2016
2015	101	FV	379,700	0	13,410.	442,000	821,700	821,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTINI KATHERI	48948-374		2/5/2007	Family	99	No	No		
	17125-421		6/1/1986		287,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	697	Re-Roof	17,400	C				
7/29/2014	914	Redo Bat	8,000		7/29/2014			Bath renovation. I
10/7/1997	627		30,000	C				12X12 ADD TO 2ND F
6/5/1996	240		10,000	C				13X23 NEW WOOD DEC
12/7/1994	654		30,000	C				4X8 ADD TO KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	Permit Insp	PC	PHIL C
2/11/2009	Meas/Inspect	189	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
10/18/1995		PM	Peter M

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13410		Sq. Ft.	Site		0	70.	0.77	4			Golf co	25					719,514						719,500	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

NARRATIVE DESCRIPTION

This parcel contains .308 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 3630 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

PREVIOUS OWNER

Owner 1: MARTINI KATHERINE A--ETAL -

Owner 2: MARTINI PETER -

Street 1: 74 HUTCHINSON RD

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

Type:

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

ARLINGTON

Parcel ID 103.0-0001-0001.0

PRINT

Date 12/30/21

Time 06:54:54

LAST REV

Date 10/23/19

Time 10:25:06

USER DEFINED

Prior Id # 1: 66252

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

Inspection Date

02/11/09

!8202!

8202

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.30785

Total SF/SM: 13410

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 719,514

Spl Credit

Total: 719,500

